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Minutes  
Regular Meeting  
June 10, 2015

Present: Mayor Kenneth Neilson, Councilmen Garth Nisson, Thad Seegmiller, Kress Staheli, Ronald Truman, Jeff Turek, City Attorney Jeff Starkey, City Recorder Danice Bulloch, Community Development Director Drew Ellerman, Administrative Services Manager Kimberly Ruesch, Treasurer Kerry Wheelwright, Public Works Director Mike Shaw, IT Director Steve Whittekiend, Leisure Services Director Barry Blake, Police Chief Jim Keith, Deputy Recorder Tara Pentz, Audience: Jair Almaraz, Darin Haskell, Richard Tarinelli, Ben Martinsen, Ryland Despain, Bryson Despain, Jayden Smith, Greg Hardman, Josh Hardman, Davis Williams, Griffin Walker, Shaydon Burke, Joshua Lin, James McFadden, Dallin Warner, Mitchell Hancock, Shawn Sunyich, Shandon Gubler, Craig Coats, Brandee Walker, Aaron Langston, Solomon Lin, Richard Kohler, Jethro Spencer, Laura Spencer, Anita Millett, Dave Anderson, Sam Bartian, Jerald Turner, Dranen Iverson, Derek Iverson, Dwight Kohler, Paul Tobler, Kevin Smith, Bill Hudson, Troy Belliston, James Spelth, Dennis Gibson, Dean Wallis, Marlin Harmon, Mary Hatch, Matt Ence, Nicole Warner, Lowry Snow, Dorothy Engelman, Randy Mortenson, Rex Papa, Lynn Christensen, Jeanette Chalker, Cheryl Leavy, Jeffrey Jensen, Barbara Jones, Roger Bundy, Ben Willits, Carol Petersen, Tom Petersen, Dick Steph, Steve Messmer, Richard Newcomb, Terri Kane, Jerry Slaughenhaut, Linda Hill, Annie Vanderlyde, Eliot Hill, Scott Sandberg, Bob Sandberg, Addison Everett, Thomas Callister, Cami Callister, Tyson Oldroyd, Tara Oldroyd, Brian Hendrickson, Leslie Hendrickson, Jake Mortenson, Rich Tarinelli, Dean Wallis

Meeting commenced at 6:02 P.M.

Excused: City Manager Roger Carter

**Invocation:** Councilman Seegmiller

**Pledge of Allegiance:** Councilman Turek

**1. APPROVAL OF THE AGENDA**

*Councilman Turek made a motion to approve the agenda. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>

Councilman Truman           Aye  
Councilman Turek           Aye

2.     **ANNOUNCEMENTS**

Mayor Neilson congratulated the Pine View High School Baseball Team for their State Championship victory.

Pine View High School Baseball Coaches thanked the Council for welcoming them to the meeting. He briefly reviewed the championship game, and congratulated the players for their hard work and victory.

Players introduced themselves and their positions on the team.

3.     **DECLARATION OF ABSTENTIONS & CONFLICTS**

*None*

4.     **CONSENT AGENDA**

**APPROVAL OF MINUTES:** Consideration to approve the minutes from the City Council Meetings of 05/26/15 and 05/27/15.

**BOARD AUDIT REPORT:** Consideration to approve the Board Audit Report for May 2015.

*Councilman Seegmiller made a motion to approve the consent agenda. Councilman Truman seconded the motion; which passed with the following roll call vote:*

Councilman Nisson           Aye  
Councilman Seegmiller       Aye  
Councilman Staheli          Aye  
Councilman Truman          Aye  
Councilman Turek           Aye

5.     **AGREEMENTS**

**A.     Consideration to proceed with negotiations on the Boiling Springs Ecomuseum and Desert Preserve concept plan and development agreement located approximately 305 W. Buena Vista Boulevard. Nikki Warner**

Elliot Hill stated he lives across the street from the property in question. He wants the area to be preserved and done right. He would hate to see an exit placed in this location and a strip mall.

Jethro Spencer stated he is a 24 year resident. He would like to express his concern. Since he owns irrigation water his position is more in favor of the water. He believes there is money from his taxes to help pay for the Golf Course as well as the Community Center. He has very strong

concerns, as a taxpayer, he will also be subsidising the Ecomuseum. If the Council votes to move forward, he would prefer the Ecomuseum Group purchase the property outright, as any other business would be required to do. His utility bill keep going up, not down, and he does not want to have to do this with another project. They need to purchase the property, so Washington City has no responsibility.

Randy Mortensen stated he owns the property across the way. He has never been notified about what is going on at the property. The Council needs to protect the rights of the citizens, and not go into debt for something that looks pretty. He completely agrees the Ecomuseum should have to purchase the property if they want it, otherwise a park should be constructed.

Rich Tarinelli stated he understands the arguments, which have been made. He sees the Ecomuseum making Washington City special. He is in favor of the project, however, he does not feel the project should not take from City funds. He is in the landscape business at Dixie Regional Medical Center, and there is a valid role in our future for landscaping, which makes people feel better.

Dean Wallis stated he has been a long term resident of Washington City. He is concerned about Washington City funding anything more. Not too long ago, Washington did not even have the funds to hire the necessary employees. The City needs property, and they should not give it away. There are so many people against the project, this group should go work with the farmers and use their property who really are in favor of this project. The property should not be given away.

James McFadden stated he has been a resident of Washington City for about 8 years. This is not the city building the project. They are a group of individual who are going to be doing the project. No one has cared about this property until someone took an interest in doing something. The Ecomuseum have more than adequately made provisions for the water rights. This is about protection of the property, not taking anything away. The group is a non-profit group, and has partnered with the College and an attorney to make the project wonderful.

Sherrie Reeder asked if not this then what is the plan. Today at her farm, she had two people show up her farm from out of State to see the petting zoo. The ecomuseum would be a draw, and would bring people to our community.

Councilman Seegmiller stated the boilers has been on the master plan to be a park for many years, and it has not changed.

Ms. Reeder stated this is not just a park, but a special place. She has seen the park, but the area is unique, and sacred to many people. It needs to be special and a draw.

Councilman Seegmiller stated there is no final plan for the park, but all of our parks are special.

Dennis Gibson stated he has been working on a project by Baker Lake. There is a small beach with cabins, and paddle boats. It is a peaceful area, and a beautiful project which would be perfect for the boilers.

Anita Millett stated when you start talking about parks, she thinks about the Covington Home. It was just a house, and look how much the City invested for just the house. The boilers is not a park, but should be better than a park. She is in favor of the boilers.

Scott Sandberg stated there are many emotions here, and he understands. However, he has talked with both sides, and he wants to talk about the financial aspect. If the City is going to put this much money into the project with regard to the property, then why does the group not have any money invested. Anything built enormous, we cannot let fail. The taxpayer will end up paying for the project if it fails. If they want to build it, then they need to show how it will get paid for, not just show they have investors. There is no proof the project will perform, and if they do not perform, who is going to be assessed. They are not assuring the taxpayers or the Council they have the necessary funding. Only showing investors does not show proof of success.

Matt Ence stated he has been involved with the project since the time of conception. This is the beginning of a process, which includes the City having many opportunities to re-evaluate the project. It is important to keep in perspective for the City to have a vision, and what can happen on this project. There have been recent revisions to the development agreement, which include preservation of the water rights, and the boilers as a public place. These have been comments made by the Council and the residents. The project cannot be taken elsewhere, and it is important to the City, and those who care so deeply about the City. This is the beginning of a process, which means they cannot secure the funds until the City gives a commitment to the project. Once the City commits to the project, then the group can begin the process in trying to start gaining funding.

Councilman Truman stated one of his biggest concerns is the I-15 off ramps.

Mr. Ence stated once the development is approved, then the group can move forward with the project plan, which would include the design of the possibility for an off-ramps could be reviewed.

Councilman Truman clarified if the agreement is approved there are deadlines for each step.

Mr. Ence confirmed he was correct. They want the document to be reasonable and fair to everyone.

Councilman Truman asked if the City has the opportunity to sell the property to a third party if the group cannot purchase at fair market value.

Mr. Ence explained it may need to be addressed. Once they get to stages in the document, they could potentially look at the purchase. There is no obligation for the City to contribute any funds to the project.

Councilman Seegmiller asked about the infrastructure.

Mr. Ence stated the infrastructure would be for the overall benefit of the City. Anything specifically for the project, the cost would be born by the group. However, the parking structure

would benefit the City as a whole.

Nicole Warner thanked the Council for their time and effort on the project. This site represents something important to the community. She does know the City has a plan to build a park, but there are others who feel the property should be respected differently. It is a sacred property, and we need to leave something for those who come after us. They will not grow faster than they have the funding to pay for the project.

Councilman Staheli stated he would like to have some discussion amongst the Council. He visited a botanical garden in Minnesota and he thoroughly enjoyed himself. He appreciates all of the comments on both sides, and they both have valid points. He spoke about the way it was, is now, and the future.

Councilman Truman stated he would like to comment on the project prior to the vote. He feels the group has tried to design a project that would put Washington City on the map. He would like to move forward with something beautiful.

Councilman Nisson commented he learned to swim 60 years ago in the warm spring. After reviewing the project and speaking with many of the residents. Fundamentally he does not feel any Municipality should have joint agreement with any corporation. He feels we should move forward with the park.

Councilman Seegmiller stated it is rare to have agreement when an issue is controversially. They are all different people from different backgrounds. He disagrees the discussion is about progression. The decision does not kill any opportunity. The property is publically owned and will stay as such. The Council is not here to be advisarilly to this group, and nothing decided will make the boilers become a cement well head.

Councilman Turek stated he appreciates the citizens who have become involved. Rarely do we see the citizens become involved in a project. There have many visits both for and against. The comments have help the Council with the decisions. One of the biggest responsibilities he sees as a Councilman is the assets of the City. Whether it be property, costs, or something beyond he takes them seriously. He loves the concept of the plan, the concern he has is the fact of giving away the taxpayer's assets to a private business. He does not support putting a private business on its back. He does not support the donation of the property. It would take 40 years worth of sales tax the group has projected just to stay neutral on the property with regard to the value. He does not see the return on the investment, and would certainly be willing to discuss the sale of the property.

Councilman Staheli stated the project is not proposed to be subsidized by City dollars. We are going to only be giving land.

Councilman Turek stated he would be in favor of selling the property, but he is not in favor of giving the land away. As soon as we know what property is going to be available after the off-ramps then we can sit down and work an agreement for a possible sale.

Councilman Seegmiller stated this property has been compared to others. However, Tuachan

was not given away by the City, there was an investor who was willing to put up the money for the project.

Lynn Christensen stated the Council needs to do what is best for the citizens. They need to follow the path of Washington City.

Councilman Truman stated he appreciates the process we have had on the development.

Mayor Neilson stated he would like to comment he has been very disappointed in the citizens of Washington City, and how the Council have been attacked regarding this project. These are great men who are here to support Washington City. There are other things involved besides what the citizens are actually seeing, and at the end of the day, the Council members are going to make a decision of what they feel is best for the City.

*Councilman Truman made a motion to approve the Development Agreement for the Boiling Springs Ecomuseum. Councilman Staheli seconded the motion; which failed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Nay</i>
<i>Councilman Seegmiller</i>	<i>Nay</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Nay</i>

*Councilman Seegmiller made a motion to deny the development agreement for the Boiling Springs Ecomuseum located approximately 305 W. Buena Vista Boulevard. Councilman Nisson seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Nay</i>
<i>Councilman Truman</i>	<i>Nay</i>
<i>Councilman Turek</i>	<i>Aye</i>

**B. Consideration to approve an agreement between Wild Rose LLC and Washington City for the purchase of right-of-way and easement for the expansion and improvement of 3650 South. Mike Shaw, Public Works Director**

Public Works Director Mike Shaw reviewed the proposed agreement between Wild Rose LLC and Washington City.

Councilman Seegmiller clarified the reason this is being done is because the road and storm drain are being done at this time.

Public Works Director Shaw confirmed he was correct.

Councilman Seegmiller asked why the property is being purchased rather than waiting for the

development.

Public Works Director Shaw stated the development is taking place all around the area. The road will be frequently traveled. Once the development comes in, the developer will take care of the sidewalks.

*Councilman Staheli made a motion to approve an agreement between Wild Rose LLC and Washington City for the purchase of right-of-way and easement, for the expansion and improvement of 3650 South. Councilman Turek seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

## **6. PUBLIC HEARINGS AND RELATED ORDINANCES**

**A. Public Hearing for consideration to approve a Zone Change request Z-15-05, to change zone from RA-1 (Residential Agriculture 1 acres) to R-1-15 (Single Family Residential 15,000 sq ft lots) located at approximately Majestic Drive and Washington Fields Road. Applicant: Darwin Russon**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to change the zoning of approximately 2.66 acres, located the northeast corner of Washington Fields Road and Majestic Drive. The requested change is from the current zoning of Residential/Agricultural - 1 acre min. (RA-1) to a proposed Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15) zoning designation.

The General Plan Land Use Designation for this location is Low Density Residential (LD). The surrounding zoning to this parcel is RA-1 to the north and east, A-20 to the south, and RA-2 to west.

The Planning Commission unanimously recommended approval of Z-15-05, for the zone change request from Residential/Agricultural - 1 acre min. (RA-1) to Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15), to the City Council, based on the following findings.

### **Findings**

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The the utilities that will be necessary for this type of development will be readily accessible to the site.

Councilman Truman asked about the elementary school location.

Community Development Director Ellerman reviewed the map, and proposed location for the

school.

Councilman Staheli asked where the access would take place.

Community Development Director Ellerman stated there will be an intersection, which he indicated on the map.

\* No public comments were made.

*Councilman Truman made a motion to close the public hearing. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

**B. Consideration to approve an Ordinance adopting Zone Change request Z-15-05, to change present zone from RA-1 to R-1-15.**

*Councilman Seegmiller made a motion to approve an Ordinance adopting Zone Change request Z-15-05, to change present zone from RA-1 to R-1-15. Councilman Nisson seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

**C. Public Hearing for consideration to approve a Zone Change request Z-15-06 to amend current PCD (Planned Community Development) by adding proposed Residential Rental, Short Term Use located at approximately 1860 East 925 North. Applicant: Ivory Southern, LLC**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to Amend portions of the Sienna Hills PCD project, as found in the Site Plan Map, PCD Project Plan and, if necessary, the Development Agreement.

More specifically:

- An amendment to the text of the PCD Project Plan, proposing that Section 3.3.1(B) be changed to allow for short term/nightly rentals.
- The text amendment will also require an update to the Sienna Hills PCD "Site Plan Map". Parcel 3 will be highlighted with a new legend color to reflect the change in the Project Plan book.



The Planning Commission, by a vote of 3-2, recommended denial of Z-15-06, for the zone change request, Amending the Sienna Hills PCD and associated documents (colored maps), to the City Council, based on a motion stating: that the proposal does not fit in the particular area, which would allow for short term vacation rentals in the Parcel 3 area of the master development, and also, that the surrounding neighbors bought into what is currently in place, not this kind of proposed use.

Staff's original proposed recommendation to the Planning Commission, was for approval of the requested short term residential rental use, staff also had the following findings to support the approval recommendation:

Findings:

1. That the requested zoning amendment conforms to the intent of the land use designation of the General Plan.
2. That the requested zoning amendment will be compatible with surrounding developments.
3. That no other changes (only those as outlined above) are implied to the remaining Sienna Hills PCD.

Councilman Truman asked if the Council could direct the hours of operation for lack of a better word, or is this left up to the landowner.

Community Development Director Ellerman stated SITLA would enforce the developer and then the homeowners association to comply. The Council could make recommendation, and Ivory Homes would be willing to have stricter CC&R's at the Council's discretion.

Tom Petersen stated he lives in the development. He would like to know why he just barely got the letter, when the builders have not even stopped building.

Community Development Director Ellerman stated SITLA sent out a letter, which is similar to a newsletter, which has nothing to do with Washington City. They attended the Planning Commission Meeting and apologized for sending out the letter.

Leslie Hendrickson stated she lives in the Copperleaf Development. She has written a letter, which she read to Council. She asked the request be denied.

Jair Almaraz stated he is a representative for Ivory Homes. They reviewed the ordinance approved by Council earlier this year. They felt this subdivision falls within the guidelines of the approved Ordinance. They have the ability to create rules and regulation, which would address all of their concerns. They are prepared to work with Council to come up with something, the citizens would feel better about rather than denying the project. As part of the CC&R's they have the right to revoke the nightly rentals if an owner does not follow the guidelines set forth. They feel they can combat noise, traffic, parking, and be able to control what takes place in this subdivision.

Councilman Turek asked how many units are privately owned in Parcel 3.

Mr. Almaraz stated there are currently no owners in the phase. They have interested parties, but have not made any sales.

Councilman Truman asked what can be done to alleviate the concerns of the current residents.

Mr. Almaraz stated they are going to have rules and regulations up front. If they get rowdy, then the owner of the property gets fined, and after a second warning, they would not longer be able to use the unit for nightly rentals.

Councilman Truman asked about parking. If there are 3 families using a rental, they will need parking.

Mr. Almaraz stated there are designated parking areas throughout the development, and they also have 2 car garages in each unit. All units are 3 bed 2.5 bath ranging from approximately 1400 square feet to 2400 square feet. With their experience, most individuals would use these on long weekends and holidays when school in session.

Councilman Seegmiller asked if they would be willing to write into their CC&R's the garages would remain empty for the use of vehicles. They could not be closed off for additional housing area or recreation such as ping pong tables.

Mr. Almaraz stated the garages would absolutely be used for vehicles only. The owners would be given the CC&R's as well as specific rules for the rental requirements.

Councilman Staheli stated the Police Department would respond to nuisance items he believes.

Police Chief Jim Keith stated the Police Department would respond to nuisance calls.

City Attorney Jeff Starkey clarified CC&R's can change. They are given to the City initially, but they are then recorded and maintained by the Homeowners Association. They are not regulated by the City, and we have no knowledge if they are changed.

Councilman Turek asked if they would be willing to zone only a portion of the development for nightly rentals.

Mr. Almaraz showed where the area backs up to homes, they would be willing to have remain single family homes.

Darin Haskell stated they may be able to restrict the units noted from being used as vacation rentals.

City Attorney Starkey stated there should be some type of mechanism, however, CC&R's would not be the way to do this.

Mr. Almaraz stated they want to be a good neighbor, but have the ability for a homeowner to have the opportunity to own a second home, but be able to rent the home, for income.

Council discussed the ability to regulate the vacation homes.

Norma Lacey stated she lives in Copper Leaf thanked Council for their work. They residents have always been against the higher development. However, 144 units with second homes, they figured they could handle the addition, but potential overnight rentals with 144 units, they are going to affect the value of the surrounding properties.

Jim Raines stated he works for Brennen Holdings, and they several parcels within the PCD, which total 171 lots. They support Ivory Homes in this endeavor. There is a demand in our area for nightly rentals, and it can be controlled by appropriate rules and regulations.

Bruce Fonsbeck stated he lives within the PCD. He applauds the Planning Commission recommendation. Once nightly rentals are allowed, they constitute commercial. They are proposing a swimming pool in the middle of this development, he would recommend allowing the nightly rentals north of swimming pool of parcel 3. He loves Washington City, but feels very angry about the potential nightly rentals near his home. He reviewed the area on the map he would feel comfortable having as nightly rentals. He applauds the recommendations by the Ivory Homes representatives, but he feels it is only a sales speech.

Mr. Almaraz stated there are 144 units regardless. The noise factory can happen. He feels it is better regulated with what they are showing today, than having no rules at all. Anyone change have people come and stay at their own home, and make a significant amount of noise. He addressed the concern of the residents, and showed additional parking on the map, as well as the additional parking.

Rex Papa stated when individuals come for overnight rentals, they generally bring recreation vehicles, such as boats or jet skis. These things bring additional parking issues.

Councilman Seegmiller stated on the vacation rental sites, then generally have questions about having recreational parking.

Ms. Hendrickson stated all of the residents are using the same road. Grapevine Crossing is the only road developed at this time. The commercial road to the North has not been developed, and they are not certain when it will be developed.

Councilman Seegmiller stated this road will come in the future, but Council cannot stipulate when that would be developed.

Ms. Hendrickson stated Coral Ridge does not allow for boats and RV parking. The nightly rentals are parking their recreational vehicles in the Razor Ridge Park.

Councilman Turek asked how they feel about the additional buffering.

Ms. Hendrickson stated she is completely against the nightly zoning. She has two small children going to the school right next to the proposed nightly zoning. She is terrified about what is going to take place with the strangers coming in and out, and property management they have now is terrible, and they do nothing to support the CC&R's.

Jim Lacey stated he lives in Copper Leaf. When people rent, they do not take care of property. The longer they rent, the less they take care of the properties. Rentals are a law enforcement nightmare. He would not have purchased home if he would have known there would be night rentals right next to him.

Councilman Seegmiller stated the motivation of having short-term rentals would be having a credit card on file, which can be dinged immediately. He has actually seen bigger issues with the long term rentals and property damage.

*Councilman Staheli made a motion to close the public hearing. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

**D. Consideration to approve an Ordinance adopting Zone Change request Z-15-06, to amend the Sienna Hills PCD.**

Councilman Truman stated he would feel more comfortable approving this if there were a document to approved, which addresses the issues as they have discussed.

Councilman Seegmiller commented he feels the issues have been mentioned, and we do have an ordinance as well, which addresses most of these concerns. They have offered a block wall on the west side of the property. The garages would be disallowed from use for anything other than parking. There would be no on-street parking, which is already a regulation in this development. There is only one owner per unit, as well as the idea of having a buffer zone. He would prefer the west side being used as a buffer.

Councilman Truman stated limiting the number of individuals in the unit, as well as a curfew, so as to avoid the all night parties.

Councilman Seegmiller asked what would be the best way to confirm these.

City Attorney Starkey stated we could indicate by specifically stated parcel, disallowing the specific lots, as per Council. This can be written in the plan, so as not to record against the PCD.

Community Development Director Ellerman stated we have a noise ordinance, which addresses some of the concerns about noise.

City Attorney Starkey commented he feels it would be fairly easy to address all of these concerns within the PCD document.

Councilman Seegmiller stated these are clearly homelike atmosphere, as opposed to the vacation

rentals that are clearly shown as party homes.

Police Chief Keith stated he would recommend keeping the noise ordinance the same throughout the City. It would be extremely difficult to have different areas with different noise restrictions.

Mrs. Lacey stated it was her understanding from SITLA, there would be a wall around the entire parcel. In addition, they are not asking this to go away, but they would prefer cutting it down, so there are not so many units allowed as nightly rentals.

Councilman Truman asked if they have provisions on the noise, and number of individuals in the unit.

City Attorney Starkey stated the daily rental agreement should have a very specific set of rules attached.

Council discuss which lots to exclude from the nightly rentals.

Mr. Almaraz stated as the developer they would not allow any more than 10 people in any unit, as it would require sprinklers.

Community Development Ellerman stated Council should note the units would be upheld to the Washington City Noise Ordinance.

*Councilman Seegmiller made a motion to approve an Ordinance adopting Zone Change request Z-15-06, to amend the Sienna Hills PCD the PCD document to include when nightly rentals are allowed in this portion of parcel 3 there shall be no nightly rentals allowed in units 18-27 and 77-86, there shall be a wall placed around the entire development, garages shall remain open for parking and be used for vehicles only, renters must park in garages, assigned visitors parking, or the driveways of the exterior units, no on-street parking shall be allowed, the owners may only own one unit, no more than 10 occupants per unit, and the noise ordinance shall be no less than what is currently allowed in the Washington City Noise Ordinance, each renter shall receive a written rental contract detailing the specific guidelines. Councilman Staheli seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Nay</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

**E. Public Hearing for consideration to approve a Zone Change request Z-15-08 for the Stucki Farms PCD Amendment for the purpose to amend the Development Agreement “Exhibit E Street Cross Section & Curbing”, to allow for additional street sections to be constructed. Applicant: Karl Larson**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to Amend a portion of the Stucki Farms PCD project, as

found in the Development Agreement, Exhibit 'E' - "Street Cross Sections and Curbing". The request is to add two new street cross section designs to be allowed in certain developments within the PCD. A proposed 52' cross section and a 20' private alley way section. See attached designs at the end of this report.

The Planning Commission unanimously recommended approval of Z-15-08, for the zone change request, Amending the Stucki Farms PCD project plan and associated Development Agreement, Exhibit 'E' - Street Cross Sections and Curbing, to the City Council, based on the following findings:

#### Findings

1. That the requested zoning amendment conforms to the intent of the land use designation of the General Plan.
2. That the requested zoning amendment will be compatible with surrounding developments.
3. That no other changes (only those as outlined above) are implied to the remaining Stucki Farms PCD project plan and associated Development Agreement.

\* No public comments were made.

*Councilman Turek made a motion to close the public hearing. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

#### **F. Consideration to approve an Ordinance adopting Zone Change request Z-15-08, to change amend the Stucki Farms PCD.**

*Councilman Turek made a motion to approve an Ordinance adopting Zone Change request Z-15-08, to change amend the Stucki Farms PCD. Councilman Nisson seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

#### **G. Public Hearing for consideration to approve a General Plan Amendment request G-15-02, to change designation from LD (Low Density), VLD (Very Low Density), Park and OS (Open Space) to C-1 (Community Commercial and MD (Medium Density) located at approximately 4000 S. Washington Fields Road. Applicant: Stephen Simister**

Community Development Director Drew Ellerman reviewed:

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 4000 South Washington Fields Road. The requested area covers 24.12 acres. The current Land Use designations are Low Density Residential (LD), Very Low Density Residential (VLD), Park (P) & Open Space (OS). The requested change is to the Community Commercial (CCOM) and Medium Density Residential (MD) General Plan Land Use Designations, as shown in the exhibit attached to this report.

The request to amend these parcels is for future commercial and residential development in this particular area. The current surrounding General Plan Land Use designations are Low Density Residential to the north and west, Park and Open Space to the east and south. Staff has reviewed the request and has no concerns with this proposal.

The Planning Commission unanimously recommended approval of G-15-02 to amend the General Plan Land Use Map as outlined above, to the City Council.

\* No public comments were made.

*Councilman Truman made a motion to close the public hearing. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

**H. Consideration to approve an Ordinance adopting General Plan Amendment G-15-02, to change designation from LD (Low Density), VLD (Very Low Density), Park and OS (Open Space) to C-1 (Community Commercial and MD ( Medium Density) located at approximately.**

*Councilman Seegmiller made a motion to approve an Ordinance adopting General Plan Amendment G-15-02, to change designation from LD (Low Density), VLD (Very Low Density), Park and OS (Open Space) to C-1 (Community Commercial) and MD ( Medium Density). Councilman Truman seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

## **7. EASEMENT VACATION**

**A. Consideration to approve a water line easement vacation located within Brio at Buena Vista Blvd and Main Street. Jeff Starkey, City Attorney**

City Attorney Starkey reviewed the vacation for the water line vacation.

*Councilman Staheli made a motion to approve a water line easement vacation located within Brio at Buena Vista Blvd and Main Street conditioned upon a new easement in the Brio Final Plat. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

## **8. FINAL PLATS**

### **A. Consideration to approve the Final plat for Brio, Phase 1A located at approximately Buena Vista Blvd and Main Street. Applicant: Jack Fisher Homes**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a final plat for the Brio, Phase 1A subdivision, located at approximately the northwest corner of Buena Vista Blvd. and Main Street. This particular subdivision is proposing 72 lots on an area covering 51.88 acres. The specific location of this subdivision is zoned Planned Community Development (PCD). The Preliminary Plat was approved back on August 13, 2014.

The Planning Commission unanimously recommended approval of the Final plat for the Brio, Phase 1A subdivision to the City Council, based on the following findings and subject to the following conditions:

#### **Findings**

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

#### **Conditions**

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".



5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
6. General Note #1 needs to be called out as a blanket PUE and Drainage easement over all open space/common areas.
7. Existing easements in platted areas need to be shown, and references made to the areas to be abandoned with the recording of this plat.
8. Sewer easements in non-common areas need to be widened to accommodate depth and facilitate maintenance. If they are to be in future roadways, the entire roadway could be an easement.
9. Open Space areas need to be clearly shown and all detention areas need to be labeled in their respective locations.
10. Parcel for Community Center needs to have its own lot number given, would/should be lot #105.

Councilman Seegmiller asked if there is currently a Camino Del Sol road.

Community Development Director Ellerman stated he does not believe there is a Camino Del Sol, however, it would be verified prior to recording of the plat.

Councilman Seegmiller clarified the location of the future phases.

Community Development Director Ellerman reviewed the phasing on the map.

*Councilman Seegmiller made a motion to approve the Final plat for Brio, Phase 1A located at approximately Buena Vista Blvd and Main Street with the findings and conditions of Staff and as recommended by the Planning Commission. Councilman Turek seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

**B. Consideration to approve the final plat for Sugar Plum in The Fields, Phase 1 located at approximately 3650 S. Camino Real. Applicant: Walter Plumb**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a final plat for the Sugar Plum in The Fields, Phase 1 subdivision, located at approximately 3650 South Camino Real. This particular subdivision is proposing 38 lots on an area covering 12.386 acres. The specific location of this subdivision is zoned Single-Family Residential - 8,000 Sq. Ft. Min. (R-1-8). The Amended Preliminary Plat was approved back on January 8, 2014.

The Planning Commission unanimously recommended approval of the Final plat for the Sugar Plum in The Fields, Phase 1 subdivision to the City Council, based on the following findings and subject to the following conditions:

## Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved amended preliminary plat.

## Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
6. There is a portion of the "Common Area" on the northwest corner of the subdivision that is also being used as a Detention area, this needs to be called out on the plat and referenced in Note #1 as a blanket "P.U.E. and Drainage easement".
7. The "Detention" area needs to be labeled as such on the final plat.

*Councilman Seegmiller made a motion to approve the final plat for Sugar Plum in The Fields, Phase 1 located at approximately 3650 S. Camino Real with the findings and conditions of Staff and as recommended by the Planning Commission. Councilman Truman seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

### **C. Consideration to approve the final plat for Rusted Hills, Phase 3 located at approximately Camino Real and Galilee Way. Applicant: Doug Dennett**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a final plat for the Rusted Hills, Phase 3 subdivision, located at approximately Camino Real and Galilee Way. This particular subdivision is proposing 28 lots on an area covering 12.39 acres. The specific location of this subdivision is zoned Residential/Agricultural - 1 Acre Min. (RA-1), using the Bonus Density credits. The Preliminary Plat was approved back on October 23, 2013.

The Planning Commission unanimously recommended approval of the Final plat for the

Rusted Hills, Phase 3 subdivision to the City Council, based on the following findings and subject to the following conditions:

#### Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

#### Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
6. There is an area denoted on the plat as "City Trail", stating it be conveyed to the city. This needs to be changed to read "Common Area" but showing a meandering trail through the common area labeled as "joining to city trail system", this common area and trail are to be noted in the General Notes with standard maintenance language by the HOA/Property Owners of the development.
7. The street named Fremont Street needs to be joined to Camino Real with standard radius' etc. (should not have common area continuation down east side of Camino Real as currently on plat).

Councilman Staheli asked if the road narrows where it goes into the adjacent phase.

Community Development Director Ellerman stated this is correct. The streets are treelined, and the road width will remain the same throughout.

*Councilman Staheli made a motion to approve the final plat for Rusted Hills, Phase 3 located at approximately Camino Real and Galilee Way with the findings and conditions of Staff and as recommended by the Planning Commission. Councilman Turek seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

#### **D. Consideration to approve the final plat for Westgate Hills Phase 2D, located**

**at approximately 100 North 1400 West. Applicant: Richard Rogers**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a final plat for the Westgate Hills, Phase 2D subdivision, located at approximately 100 North 1400 West. This particular subdivision is proposing 8 lots on an area covering 4.62 acres. The specific location of this subdivision is zoned Planned Unit Development (PUD). The Amended Preliminary Plat was approved back on January 14, 2015.

The Planning Commission unanimously recommended approval of the Final plat for the Westgate Hills, Phase 2D subdivision to the City Council, based on the following findings and subject to the following conditions:

**Findings**

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved amended preliminary plat.

**Conditions**

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
6. Fire hydrant flows must be verified prior to recording final plat, Developer to coordinate flow testing with engineer of record and Washington City Fire Department.

*Councilman Seegmiller made a motion to approve the final plat for Westgate Hills Phase 2D, located at approximately 100 North 1400 West with the findings and conditions of Staff and as recommended by the Planning Commission. Councilman Staheli seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

**E. Consideration to approve the final plat for Westgate Hills Phase 2E, located**

**at approximately 150 North 1400 West. Applicant: Richard Rogers**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a final plat for the Westgate Hills, Phase 2E subdivision, located at approximately 150 North 1400 West. This particular subdivision is proposing 9 lots on an area covering 4.66 acres. The specific location of this subdivision is zoned Planned Unit Development (PUD). The Amended Preliminary Plat was approved back on January 14, 2015.

The Planning Commission unanimously recommended approval of the Final plat for the Westgate Hills, Phase 2E subdivision to the City Council, based on the following findings and subject to the following conditions:

#### Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved amended preliminary plat.

#### Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
6. Fire hydrant flows must be verified prior to recording final plat, Developer to coordinate flow testing with engineer of record and Washington City Fire Department.

*Councilman Seegmiller made a motion to approve the final plat for Westgate Hills Phase 2E, located at approximately 150 North 1400 West with the findings and conditions of Staff and as recommended by the Planning Commission. Councilman Nisson seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

## 9. **RESOLUTIONS**

**A. Consideration to approve a Resolution adopting the 2015/2016 Fiscal Year Budget. Kimberly Ruesch, Administrative Services Manager**

Administrative Services Manager Kimberly Ruesch reviewed the 2015/2015 Fiscal Year Budget with Council.

Council discussed funds for the Covington Home.

Administrative Services Manager Ruesch explained any additional money would be in fund balance, and could be appropriated by Council at a later date.

Councilman Turek asked about increasing the Youth Council Budget.

Administrative Services Manager Ruesch stated this was not increased. If Council would like to adjust the budget, she would recommend doing the adjustment after July 1, 2015, so the money would fall within the 2015/2016 budget.

*Councilman Turek made a motion to approve a Resolution adopting the 2015/2016 Fiscal Year Budget. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

**B. Consideration to approve a Resolution closing the Internal Debt Service Fund 26. Kimberly Ruesch, Administrative Services Manager**

*Councilman Staheli made a motion to approve a Resolution closing the Internal Debt Service Fund 26. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

**C. Consideration to approve a Resolution closing the Leisure Service Special Revenue Fund 29 and the Golf Course Enterprise Fund 58. Kimberly Ruesch, Administrative Services Manager**

Administrative Services Manager Kimberly Ruesch reviewed the closing of the funds with Council.

Councilman Truman clarified the data for the Community Center and Golf Course would still be supplied to Council with regard to profits and expenses.

Administrative Services Manager Ruesch explained all of the expenses and revenue would be clearly shown in a report provided to Council.

Lynn Christensen stated money is being spent on soccer and baseball tournaments, and it is going up north. Washington City should be able to run those tournaments and keep the money here in our community.

Councilman Turek stated part of the reason we have not hosted these tournaments is we have not had the facilities. This is part of the reason we moved forward with the park expansion, so we are able to host these types of events.

*Councilman Staheli made a motion to approve Resolution closing the Leisure Service Special Revenue Fund 29 and the Golf Course Enterprise Fund 58. Councilman Nisson seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

**D. Consideration to approve a Resolution setting the Property Tax Levy for Washington City Fiscal Year Beginning July 1, 2015. Kerry Wheelwright, Treasurer**

City Treasurer Kerry Wheelwright reviewed the Property Tax Levy.

*Councilman Seegmiller made a motion to approve Resolution setting the Property Tax Levy for Washington City Fiscal Year Beginning July 1, 2015. Councilman Turek seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

**E. Consideration to approve a Resolution setting the Property Tax Levy for Washington City Special Service District in Coral Canyons for the Fiscal Year Beginning July 1, 2015. Kerry Wheelwright, Treasurer**

City Treasurer Kerry Wheelwright reviewed the Property Tax Levy for the Coral Canyons Special Service District.

*Councilman Turek made a motion to approve Resolution setting the Property Tax Levy for Washington City Special Service District in Coral Canyons for the Fiscal Year Beginning July 1, 2015. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

**10. BUDGET TRANSFER**

**A. Consideration to make Internal Funds Transfer from the Sewer Fund to the General Fund to cover the expense of the Golf Course. Kimberly Ruesch, Administrative Services Manager**

Administrative Services Manager Kimberly Ruesch reviewed the Internal Funds Transfer to cover expenses on the Golf Course.

Councilman Seegmiller stated he struggles with this transfer. He understands the debt needs to be paid, but he would like to see a repayment plan.

Administrative Services Manager Ruesch reviewed the possible options for paying the Golf Course debt.

*Councilman Truman made a motion to approve an Internal Funds Transfer from the Sewer Fund to the General Fund to cover the expense of the Golf Course transfer in the amount of \$1,000,000 with a 10 year repayment with interest at the lowest rate allowed. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Nay</i>

**11. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE**

*None*

**12. ADJOURNMENT**

*Councilman Turek made a motion to adjourn the meeting. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:*



Councilman Nisson                      Aye  
Councilman Seegmiller                Aye  
Councilman Staheli                    Aye  
Councilman Truman                   Aye  
Councilman Turek                      Aye

*Meeting adjourned at 10:33 P.M.*

Passed and approved this 24th day of June 2015.



Attest by:

*Danice B. Bulloch*  
Danice B. Bulloch, City Recorder

Washington City

*Kenneth F. Neilson*  
Kenneth F. Neilson, Mayor